

## **Newfields Planning Board Minutes November 17, 2005**

**Attendance:** Mike Price, Bill Meserve, John Hayden and Town Planner Reuben Hull.

Chairman Mike Price called the meeting to order at 7:00pm.

### **Newfields General Store**

Nancy Kingston submitted a site plan application to convert the Newfields General Store second story apartment from residential to office use. Reuben issued a denial letter as office use is not allowed in the residential zone. Nancy has applied to the ZBA for a variance. Reuben was advised to send a letter to the ZBA noting the Planning Board's concerns. John Hayden was concerned that financial hardship is not an allowable hardship for a variance and believes that the variance is being requested for financial reasons. John noted that Nancy was aware of the zoning situation when the business and building were purchased.

Mike Price mentioned that although we are considering changes to the zoning in the village to allow more or different commercial uses; the Board has delayed any action on the village zoning until 2006-2007. None of the Board discussions have been formally brought to the town for a vote. Zoning changes have only been discussed by the Board. Mike felt that it was not necessarily a bad idea but stressed it is not allowed right now.

Reuben said that the variance request is strictly to allow office use. If it passes the ZBA the plan would still come before the planning board for issues regarding parking, lighting, noise, traffic, safety, etc.

### **Access management**

Reuben presented a draft map of the Route 108 corridor to show possible connector roads and access points from Route 108. The intent of the map is to create connector roads that would be used for potential development along Route 108. The town would need to accept the Routes as part of the official map to be able to require developers to follow the plan. The map is very preliminary and does not have consideration for topography, wetlands, or other natural resources. After a lengthy discussion, Reuben was instructed to continue to develop and refine the map with respect to environmental constraints, such that the town can have a defensible plan that can be brought to the town meeting for vote in March.

### **Route 108 Zoning**

The Board discussed the type of development the town would want to encourage along Route 108. Bill suggested that an office type campus development may be less of a tax impact for the town than a commercial business type development. The Board requested Reuben to compare tax assessments for office versus commercial developments.

**Village Center Rezoning-**

The Board has decided to withhold further discussion of the potential rezoning along Main Street. The Board would like to figure out how to revise the town zoning and work with potential developers and property owners to determine and encourage the best use of the former KW SITE on Swamscott and Pleasant St.

**Road Standards**

Reuben presented draft revisions for the street construction standards. The Board recommended having the Road Agent review before the next meeting for comments.

The meeting adjourned at 9:30pm.

Respectfully submitted,

Sue McKinnon